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March 13, 2008

HOUSING POLICY  
DEVELOPMENT, HCD  
MAR 18 2008

Department of Housing and Community Development  
Division of Housing Policy Development  
P. O. Box 952053  
Sacramento, CA 94252-2053

And

Governor's Office of Planning and Research  
P. O. Box 3044  
Sacramento, CA 95812-3044

Re: Annual Housing Element Progress Report

Enclosed you will find the Department of Housing and Community Development Annual Housing Element Progress Report for the period of January 1, 2007 through December 31, 2007 for the City of San Joaquin. On March 12, 2008, the City Council reviewed and authorized submission of the attached report.

We appreciate your acceptance of this report and look forward to working with you in the future.

Sincerely,

Cruz W Ramos  
City Manager

CWR:blc  
enclosures

**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: City of San Joaquin

Mailing Address: P. O. Box 758, San Joaquin, CA 93660

Contact Person: Diana Brooks Title: City Clerk

Phone: (559) 693-4311 ext. 16 FAX: (559) 693-2193

E-mail: dianabrooks@cityofsanjoaquin.com

Reporting Period by Calendar Year: from January 1, 2007 to December 31, 2007

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of San Joaquin

Reporting Period 1-Jan-07 - 31-Dec-07

Table A

### Annual Building Activity Report

#### Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4			5	6	7	8		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Rent O=Owner	Affordability by Household Incomes			Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Very Low-Income	Low-Income	Above Moderate-Income		See Instructions	See Instructions			
Townhomes	5+	O				47	FTHB				
(9) Total of Above Moderate from Table A2						0					
(10) Total by income units (Field 5) Table A						47					

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction	City of San Joaquin	
Reporting Period	1-Jan-07	31-Dec-07

Table A2

**Annual building Activity Report Summary for Above Moderate-Income Units**  
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	0	0	0	0	0	0

(CCR Title 25 §6202 )

City of San Joaquin

1-Jan-07 - 31-Dec-07

## Table B

## Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed												
	Restricted Non-deed restricted	62	100	17	0	7	0					124	62
Low	Deed												
	Restricted Non-deed restricted	45	142	19	7	27	0					195	45
Moderate	Deed												
	Restricted Non-deed restricted	55	7	0	10	13	47					77	55
Above Moderate													
		68	0	0	0	0	0	0				0	68
Total RHNA by COG.													
Enter allocation number:			230										
Total Units   ►   ►   ►			249	36	17	47	47					396	
Remaining Need for RHNA Period   ►   ►   ►   ►   ►   ►   ►												230	

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction City of San Joaquin

Reporting Period 1-Jan-07 - 31-Dec-07

Table C  
Program Implementation Status

Program Description	Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Deadline	Status of Program Implementation
The City will increase its coordination with the State HCD staff to ensure that it will be among the first jurisdictions to apply for the new funding which will be made available.	Immediately	On Going	On-going
The City of San Joaquin Redevelopment Agency sets-aside approximately \$62,500 a year for low to moderat income housing programs including gap financing, infrastructure improvements, land acquisition and construction	Ongoing	On Going	On going. The City continues with this program.
Continue to use HOME PI funds to assist households with first time homebuyer down payment assistance of \$75,000 each. The City continues to assist low income households and very low income households.	Ongoing	On-going	Signs have been posted around the City, flyers have been prepared and are in the lobby of City hall and are available in both English and Spanish

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The City has a Rehabilitation Grant Program that has been adopted and in progress	Rehabilitate houses	In Progress	The City continues with this program. Has had 4 residents to date take advantage of the program.
Using CDBG Planning/Technical Assistance Grant funds to provide feasibility studies on vacant property.	Awarded in 2007	In Progress	In Progress
Meet with City Attorney's office to review, revise and adopt zoning code modifications to allow for emergency and transitional shelters in commercial zones without a conditional use permit.		In Progress	Active Program
Continue to permit persons with disabilities of any age to locate in a senior citizen independent living facility that re funded with federal funds.	On Going	On Going	No change to program
Regularly monitor the city's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.	Annually	On Going	No change to program

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction City of San Joaquin

Reporting Period 1-Jan-07 - 31-Dec-07

Publish the City's Housing Element and updates, Annual Action Plan, Annual Redevelopment Agency Report and respective notices. Provide an annual funding application workshop for interested agencies and developers	Annually	On Going	The Housing Element Annual Progress Report is being submitted to HCD in April 2008.
Develop or purchase a computer program that will track development on all vacant land in the City	Immediate	On Going	City is working with Fresno County Economic Development to obtain a laptop and program for building department to track all development and vacant land in the City.
Work with a developer to develop a new subdivision of single family homes.	June 2008	In Progress	The City is working with a developer to develop a 270 home subdivision with the first phase to commence within the next 3 months and a build out anticipated in the next 5 years. The 270 homes will be moderate income homes.
Enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard.	On going	On Going Year round	Building Inspector/Code Enforcement Officer obtained his UBC in 2007.



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Develop informational flyers and brochures that highlight (1) disability provisions of both Federal and State Fair Housing Laws, and (2) familial status discrimination to be distributed at all types of outreach events including school fairs, health fairs and City sponsored events.	Annually	On Going	No change to program
Investigate all formal housing discrimination complaints received by the Fair Housing Program and make appropriate referrals to enforcement agencies.	On going	On Going	No change to program
Educate mortgage lenders they they need to increase their outreach in lower income areas.	On going at community development meetings.	On Going year round	No change to program

**ANNUAL ELEMENT PROGRESS REPORT**  
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Reporting Period 1-Jan-07 - 31-Dec-07

Continue to use CDBG or HOME funds when necessary to mitigate the unsettling impacts of temporary and permanent relocation during the construction or rehabilitation of publicly funded housing.	On Going	On Going year round	No change to program
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